

HUNGERFORD TOWN COUNCIL

The Mayor
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MINUTES of the **Environment and Planning Committee** held on Monday 10th April 2017 at 7.00 pm in the Corn Exchange complex, Hungerford.

Present: Cllrs Farrell, Brookman, Simpson, Chicken, Small & Knight.

1. **Apologies for absence.** Cllr Whiting, Crane, Winser
2. **Declarations of interest.** None
3. **Minutes of the meeting held on 27th March 2017.** Cllr Simpson proposed the minutes as a true record, subject to the inclusion of the word 'temporary' to item 4, para.6 seconded by Cllr Chicken, all in favour.
4. **Planning Applications: -**
 - (a) **17/00715/HOUSE**
135 Priory Road,
Mr Simmonds
Two storey side extension. Two storey rear extension. Side timber framed car port and timber framed porch.
Cllr Knight proposed **No Objections**, seconded by Cllr Brookman, all in favour.
 - (b) **17/00763/HOUSE**
12 Sanden Close
Mr Loft
Proposed single storey side extension.
Cllr Simpson proposed **No Objections**, seconded by Cllr Knight, all in favour.
 - (c) **17/00414/HOUSE**
40 Kennedy Meadow
Kate Fisher
Replacement single storey rear extension and new front porch.
Cllr Brookman proposed **No Objections**, seconded by Cllr Chicken, all in favour.
 - d) **17/00690/PACOU**
Unit 2 at Barrs Yard
Honesty Group
Application to determine if prior approval is required for the change of use to restaurant/ retail A1 use
Note attached indicates that you are not required to comment and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended).
Concern was expressed that the first 5 units are all retail and these are the only ones that might be built. Also retail units are competition for the High St.
After discussion it was agreed HTC wished to comment as follows: A change of use should be applied for as this application is not B1 with 20% retail.
 - (e) **17/00824/LBC2**
11 Oxford Street, Eddington
Ben Herring

Replacement of thatched roof due to poor condition with the same material (combed wheat reed), shape and design to be used. Replacement like for like roof timbers if needed. Re-pointing as required/re-building of chimney with same materials.

Cllr Chicken proposed **No Objections**, seconded by Cllr Simpson, all in favour.

5. Case Officers Reports were noted.

6. 16/03061/OUTMAJ – Outline application for approximately 100 dwellings, public open spaces and landscaping. Access onto A338. Matters to be considered: access only.

Feedback from the Western Area Planning committee meeting held on 5th April – Quite a few Councillors attended the WAP meeting and the Mayor spoke on behalf of the town. The decision was split 7/4 in favour and flooding and access were discussed. There was no confirmation that there will be 40% affordable housing. District Cllrs also spoke but the AONB and Natural England did not. District Cllr Hewer and Cllr Benneyworth voted against the application. Hilary Cole (WBC) said 'the decision (being to proceed) was made months ago, why are we even discussing it'. Cllrs felt this raises questions over the protocol and it looks like the decision was a 'done deal'. A video of the meeting was made by J Giggins.

Action: Town Clerk to request a transcript.

Consideration of a letter to send to the Minister of State for Housing and Planning from HTC.

Discussion to include contents and who signs – J Giggins and Henry Oliver (AONB) have already requested a call in by the Secretary of State. Henry Oliver has asked if WBC acknowledged that approval is contrary to adopted policy in the Core Strategy as well as national policy or was it deemed in line with policy because of the site allocations DPD, even though the inspector has not yet reported. Those that attended advised the fact that it was so close to a decision by the inspector was taken as a major consideration.

E&P wished to recommend to Full Council that HTC support J Giggins and AONB's actions to call it into the Secretary of State. **Action:** Town Clerk to enquire into this process and taking it further to a judicial review at the High Court. The expense is a concern and we should consider the cheapest option first. **Action:** Check whether there are any cut off dates. **Action:** Publicise actions/intentions to be discussed at Full Council on 2nd May.

7. Replacement pillar box on Park Street – Royal Mail have agreed to replace the box in a new location, but HTC are required to provide the pillar. Committee to agree to proceed with Sovereign site, subject to them providing consent for building purposes – It was agreed another pillar should be built on the new site. **Action:** Cllr Farrell will ask a builder if he is willing to build a pillar to house another post box.

8. Neighbourhood Plan - discussion of use of plan to Hungerford, funding and time scales. **Action:** A date for a working group to meet will be set after the next E&P.

Meeting closed at 8.15pm